



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: October 19, 2015

| Table A. Summary | | | |
|---------------------------------------|--|----------------|--|
| Application Summary | | | |
| Case Number | Z1500013 | Jurisdiction | City |
| Applicant | Horvath Associates, PA | Submittal Date | March 23, 2015 |
| Reference Name | Garrett Ridge Multifamily Phase 3 | Site Acreage | 13.04 |
| Location | 4806 – 5010 Garrett Road, west side of Garrett Road, just north of Old Chapel Hill Road | | |
| PIN(s) | 0800-04-81-3306, -80-4975, -81-1612, -3613 | | |
| Request | | | |
| Proposed Zoning | Residential Suburban - Multifamily with a development plan (RS-M(D)) | Proposal | Expand project for 36 additional units |
| Site Characteristics | | | |
| Development Tier | Suburban Tier | | |
| Land Use Designation | Medium Density Residential (6-12 DU/Ac.), Recreation and Open Space | | |
| Existing Zoning | Residential Suburban – 20 (RS-20) and Residential Suburban - Multifamily with a development plan (RS-M(D)) | | |
| Existing Use | Multifamily residential, vacant | | |
| Overlay | N/A | Drainage Basin | Jordan Lake |
| River Basin | Cape Fear | Stream Basin | Third Fork Creek |
| Determination/Recommendation/Comments | | | |
| Staff | Staff determines that, should the plan amendment be approved, this request would be consistent with the <i>Comprehensive Plan</i> and other adopted policies and ordinances. | | |
| Planning Commission | Recommend approval, 14-0 on August 11, 2015. The Planning Commission finds that the ordinance request is not consistent with the adopted <i>Comprehensive Plan</i> . However, should the plan amendment be approved, the request would be consistent with the <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report. | | |
| DOST | No comments | | |
| BPAC | No comments | | |

A. Summary

This is a request to change the zoning designation of a 13.04-acre site (four parcels) from RS-M(D) and RS-20 to RS-M(D). The request adds a third phase of 36 residential units to an

existing project for a combined total 173 dwelling units. The site is located at 4806, 4812, 4904 and 5010 Garrett Road, west side of Garrett Road, just north of Old Chapel Hill Road (see Attachment 1, Context Map).

This zoning request is not consistent with the future land use map designation of the *Comprehensive Plan* which designates the site as Medium Density Residential (6-12 DU/Ac.) and Recreation and Open Space. A plan amendment request (case A1500006) has been requested to change this designation to Medium-High Density Residential (8-20 DU/Ac.). This zoning map change request, should the plan amendment be approved, would be consistent with the future land use map and *Comprehensive Plan* and applicable policies and ordinances.

Appendix A provides supporting information.

B. Site History

There has been a number of land use changes associated with this project site. In 2001 zoning map change case P01-35 established the RS-M(D) designation on 5010 Garrett Road which allowed for 96 residential units. In 2007, RS-M(D) was established at 4904 Garrett Road (case Z06-43) which allowed for 36 units. These two projects are proposed to be combined to allow cross access with the zoning map change request, case Z1400022, scheduled to be heard by Council on August 3, 2015.

The purpose of the subject request, case Z1500013, is to add two additional properties totaling 2.87 acres to the project area identified in Z1400022 to add another 36 residential units and provide cross access between these three phases of development.

The applicant has provided a summary of the changes in Attachment 7, Applicant's History of Changes.

C. Review Requirements

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request's consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

D. Unified Development Ordinance (UDO) Compliance

This request is consistent with the requirements of the Unified Development Ordinance. The associated development plan (see Appendix A, Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the RS-M

district (Sec. 3.5.6.D, Sec. 6.3.1). In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

Text Commitments. Text commitments have been proffered to commit to requirements in excess of ordinance standards. These commitments (see Table D5, Summary of Development Plan) include: designated open space, mulched trail, usable open space amenities, vegetated berm with plantings, limitation of parking, stormwater BMP, dedication of right-of-way, bus shelter, signage, bicycle parking, and site entrance improvements.

Graphic Commitments. Graphic commitments include the general location of site access points, tree preservation areas, and building and parking envelope.

Design Commitments. Design Commitments are required of zoning requests that include a development plan for nonresidential projects. This request includes commitments that specify the committed design elements proposed for the site.

Determination. The requested RS-M zoning district and associated development plan meets or exceeds the applicable requirements of the UDO. If this zoning map change request is approved, the attached development plan (Appendix A, Attachment 4) establishes the level of development allowed on the property.

E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

Determination. The requested RS-M zoning district proposes a density of 15 DU/Ac. As such, is not consistent with the future land use map of the *Comprehensive Plan* which designates this site as Medium Density Residential (6-12 DU/Ac.). However, a plan amendment, case A1500006 has been submitted to request the change to Medium-High Density Residential (8-20 DU/Ac.). Staff is supporting this request. If the plan amendment is approved this request would be consistent with the future land use map of the *Comprehensive Plan* and application policies and plan.

Conditions in other adopted plans have been identified (see Appendix E, Table E):

Long Range Bicycle Plan Map 4.6. There is one condition shown as a recommendation of the Long Range Bicycle Plan Map 4.6. A proposed bicycle lane is shown along Garrett Road. No additional roadway improvements are required or proffered with the subject zoning request.

New Hope Corridor Open Space Master Plan/New Hope Creek Bottomland Forest Natural Area. This site is within the New Hope Creek Corridor and portions of the site are within the mapped New Hope Creek Bottomland Forest Natural Area (see Attachment 8). The goal of the New Hope Corridor Open Space Master Plan is to “preserve an open space corridor linking the Eno River State Park, the New Hope

Creek Corps lands... for aesthetic, environmental, educational, and recreational purposes, and as a means of shaping the urban form of the area.” It is recommended that the area of floodplain be designated as open space. Text commitment #D1 (see Attachment 4, Cover Sheet) commits the floodplain as permanent undisturbed open space with the exception of a limited clearing related to a single utility crossing for storm and sanitary sewer access to the existing 40-foot sewer easement. The applicant provides a Biologic Opinion (see Attachment 9) describing how the plan proposes permanent open space and buffers to be reserved for wildlife to pass.

F. Site Conditions and Context

Site Conditions. The site is located at 4806, 4812, 4904 and 5010 Garrett Road and totals 13.04 acres. 5010 Garrett Road is developed as apartments with development on 4904 Garrett Road in progress for 32 townhouses and a clubhouse. Both 4806 and 4812 Garrett road each has a vacant single-family home on site. Portions of the site are located within the New Hope Creek Bottomland Forest according to the New Hope Corridor Open Space Master Plan (see also Section E, Adopted Plans).

The rear portion of the property is covered with a mix of soft- and hard-wood trees. The 15/501 Bottomlands inventory site is primarily located to the west of this site, though a small area extends into this site. On this property, the inventory site is located in a floodway and floodway fringe which are precluded from development on the development plan. There are no other identified environmental or physical constraints on this site.

Area Characteristics. This site is in the Suburban Tier adjacent to a floodplain associated with the New Hope Creek Corridor (see Section E for additional details). Uses in the area consist of single- and multi-family residential, offices, a place of worship and undeveloped land; zoning is RS-20, RS-M, RS-M(D), and OI(D).

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

Determination. The proposed RS-M district meets the ordinance requirements in relation to development on the subject site. If approved, the development plan would permit multifamily residential development on the site which is permissible today at 4904 and 5010 Garrett Road today. The proposal also affirms protection of the site’s environmentally sensitive areas by committing to open space areas removing the mapped Inventory areas from the building and parking envelope.

G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

Determination. The proposed RS-M district is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of traffic, transit, utility, drainage/stormwater, schools and water supply. The proposal is estimated to increase traffic by 201 vehicles per day, increase water demand by 3,940 gallons per day, and increase students by seven. The existing infrastructure has available capacity to meet these needs.

H. Staff Analysis

This request, should the plan amendment be approved, would be consistent with the *Comprehensive Plan* and other applicable policies and ordinances. If the requested RS-M zoning designation were approved, the development plan would permit multifamily residential development to a maximum of 15 DU/Ac.

I. Contacts

| Table I. Contacts | | |
|---|------------------------------|------------------------------------|
| Staff Contact | | |
| Amy Wolff, Senior Planner | Ph: 919-560-4137, ext. 28235 | Amy.Wolff@DurhamNC.gov |
| Applicant Contact | | |
| Agent: Richard Veno Horvath Associates, PA | Ph: 919-490-4990 | richard.veno@horvathassociates.com |

J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Trenton Homeowners Association
- Jordan Lake Resource Management
- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress

K. Summary of Planning Commission Meeting August 11, 2015 (Case Z1500013)

Zoning Map Change Request: From Residential Suburban – 20 (RS-20) and Residential Suburban – Multifamily with a development plan (RS-M(D)) to Residential Suburban – Multifamily with a development plan (RS-M(D)).

Staff Report: Amy Wolff presented the Zoning Map Change.

Public Hearing: Chair Harris opened the public hearing. One person spoke in support and no one spoke opposing. Chair Harris closed the public hearing.

Commission Discussion: Discussion centered on the history of the site and the number of parcels.

MOTION: Forward A1500006 to City Council for approval. (Miller, Huff 2nd)

ACTION: Carried, 14-0.

MOTION: Forward Z1500013 to City Council for approval. (Miller, Huff 2nd)

ACTION: Carried, 14-0.

Findings: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

L. Supporting Information

| Table K. Supporting Information | | |
|---|-------------------------------|---|
| Applicability of Supporting Information | | |
| Appendix A | Application | Attachments: <ol style="list-style-type: none"> 1. Context Map 2. Future Land Use Map 3. Aerial Photography 4. Development Plan 5. Application 6. Submittal and Review History 7. Applicant's History of Changes |
| Appendix B | Site History | N/A |
| Appendix C | Review Requirements | N/A |
| Appendix D | Unified Development Ordinance | Table D1: Designation Intent Table D2: District Requirements |
| Appendix E | Adopted Plans | Table E: Adopted Plans Attachments: <ol style="list-style-type: none"> 8. NCNHP map 9. Applicant Biological Opinion |
| Appendix F | Site Conditions and Context | Table F: Site Context |
| Appendix G | Infrastructure | Table G1: Road Impacts Table G2: Transit Impacts Table G3: Utility Impacts Table G4: Drainage/Stormwater Impacts |

| Table K. Supporting Information | | |
|---------------------------------|--|---|
| | | Table G5: School Impacts Table G6: Water Impacts |
| Appendix H | Staff Analysis | N/A |
| Appendix I | Contacts | N/A |
| Appendix J | Notification | N/A |
| Appendix K | Summary of Planning Commission Meeting | Attachments: 10. Planning Commissioner's Written Comments 11. Ordinance Form 12. Consistency Statement |

Appendix A: Application Supporting Information

Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan
5. Application
6. Submittal and Review History
7. Applicant's History of Changes

Appendix D: Unified Development Plan Supporting Information

| Table D1. UDO Designation Intent | |
|----------------------------------|--|
| RS-M | Residential Suburban – Multi-family: the RS-M district is established to provide for suburban residential development and redevelopment with a minimum lot size of 5,000 square feet and a maximum of 18 dwelling units per acre (density greater than 8 DU/Ac. requires the submittal of a development plan). A variety of single- and multi-family housing types are permitted including duplexes, townhomes, and apartments. While RS-M is a residential district, certain nonresidential uses such as day care facilities and places of worship may be sought through a special use permit or other limited provisions of the ordinance. |
| D | Development Plan – the letter “D” following a zoning district indicates that a development plan has been included with a zoning map change request. This designation may be added to any zoning map change request to signify that a conceptual representation of the proposed site has been submitted that indicates how the proposed development could meet ordinance standards. Any significant change to the development plan would require a new zoning petition. |

| Table D2. District Requirements – RS-M | | | |
|--|----------------|----------|----------|
| | Code Provision | Required | Proposed |
| Maximum Density (DU/Ac.) | 6.3.1.A.1 | 18 | 15 |
| Minimum Open Space (%) | 6.3.1.A.1 | 18 | 18 |
| Minimum Site Width (feet) | 6.3.1.A.1 | 200 | 1,090 |
| Maximum Height (feet) | 6.3.1.A.1 | 35 | 35 |

| Table D3. Environmental Protection | | | |
|------------------------------------|---------------|-----------------|------------|
| Resource Feature | UDO Provision | Required | Committed |
| Tree Coverage | 8.3.1C | 20% (2.53acres) | 20% (2.53) |
| Riparian Buffer (feet)* | 8.5.4.B | 50 | 50 |

*feature located off-site

| Table D4. Project Boundary Buffers | | | |
|------------------------------------|---------------|---|-----------------------------------|
| Cardinal Direction | Adjacent Zone | Required Opacity | Proposed Opacity |
| North | OI(D) | 0.2/0.6 | 0.6 (22.5 feet, width if reduced) |
| East | RS-20 | n/a (right-of-way greater than 60 feet) | n/a |
| | RS-M | | |
| South | RS-20 | 0.4/0.6 | 0.6 (22.5 feet, width if reduced) |
| West | RS-20 | 0.4/0.6 | 0.4 (15 feet, width if reduced) |

| Table D5. Summary of Development Plan | | |
|---------------------------------------|--|-------------|
| Components | Description | Plan Sheet |
| Required Information | Intensity/Density. 15 DU/Ac., 173 units | Cover, D100 |
| | Building/Parking Envelope has been appropriately identified. | D100 |
| | Project Boundary Buffers have been shown. | D100 |
| | Stream Crossing. None shown | N/A |
| | Access Points. Three (3) site access points have been identified. | D100 |
| | Dedications and Reservations. See text commitments. | Cover |
| | Impervious Area. 65% (8.224 acres) | Cover, D100 |
| | Environmental Features. Offsite stream, floodway fringe, and Natural Inventory. | D001, D100 |
| | Areas for Preservation. See tree coverage. | N/A |
| | Tree Coverage. 20% (2.53 acres) | D100 |
| Graphic Commitments | <ol style="list-style-type: none"> 1. Location of three site access points 2. Location of tree preservation areas 3. Building and parking envelopes | D100 |
| Text Commitments | <p><u>A.Commitments from Z06-43 (PIN: 0800-04-81-3306)</u></p> <p>A1. Minimum open space area is 24%.</p> <p>A2. Provide mulched or all weather pedestrian trail connecting development with 40-foot sewer easement prior to the first certificate of occupancy.</p> <p>A3. A gazebo and two benches will be provided in the usable open space prior to the first certificate of occupancy.</p> <p>A4. No parking to be located within 25 feet of the Garrett Road public right-of-way.</p> <p>A5. Any required storm water quality detention pond will be built as either a wetland type pond or a bio-retention basin.</p> <p>A6. Dedication of 15-foot of public right-of-way along Garrett Road frontage.</p> <p>A7. Construction of left-turn lane, with an opposing left-turn lane and storage bay, at the site entrance on Garrett Road.</p> <p>A8. A bus stop shelter will be provided within 0.25 miles of the project frontage prior to the first certificate of occupancy and subject to DATA/TTA approval.</p> <p><u>B.Commitments from P01-35 (PIN: 0800-04-80-4975):</u></p> <p>B1. Signage: the entire development will have a uniform set of guidelines dictated by a master sign plan.</p> <p>B2. A minimum of ten (10) spaces for bicycle parking will be provided.</p> <p><u>C.Commitments for PINS: 0800-04-81-3613 and 0800-04-81-1612):</u></p> <p>C1. Prior to the issuance of a building permit, dedicate 15 feet of right-of-way for the frontage of the PIN 0800-04-81-3613 and 0800-</p> | Cover |

| Table D5. Summary of Development Plan | | |
|---------------------------------------|---|-------|
| | <p>04-81-1612 along Garrett Road.</p> <p><u>D.Commitments for PINS: 0800-04-81-3306 and 0800-04-81-1612):</u> D1. The area designated at the 15-501 Bottomlands and the FEMA 100-Year flood fringe area will be retained as permanent undisturbed open space except for any limited clearing and grading related to a utility crossing for storm and sanitary sewer access to the existing 40-foot sewer easement and the New Hope Creek Greenway. Where cleared, these areas will be permanent open space.</p> <p><u>E.Commitments for the entire site:</u> E1. The maximum number of dwelling units for the entire site shall be 173.</p> | |
| SIA Commitments | None Provided | N/A |
| Design Commitments (summary) | <p><u>Architectural Style:</u> apartments, townhomes and other buildings will utilize traditional type construction and architectural elements. <u>Rooflines:</u> hipped, gabled, and/or shed roofs, singly or in combination. <u>Building Materials:</u> combination of two or more of the following: synthetic stucco, wood, brick, stone or siding. <u>Architectural Features:</u> building offsets, roofline breaks and/or siding material variation. <u>Context:</u> the proposed architecture will complement the neighboring properties so not to visually clash or detract from it. It will be a mix of brick and high quality siding material selected in colors and textures that provide a pleasing addition. <u>For PIN 0800-04-80-4975 (P01-35)</u> <u>Architectural Style:</u> traditional <u>Rooflines:</u> 6/12 pitched <u>Building Materials:</u> brick, hardi-plank siding and trim, composite fiberglass shingles <u>Architectural Features:</u> color scheme – reddish brown brick, beige or gray siding, white trim, charcoal gray roof shingles, window will be on all building faces, clear with a traditional design style.</p> | Cover |

Appendix E: Adopted Plans Supporting Information

| Table E. Adopted Plans | |
|--|---|
| <i>Comprehensive Plan</i> | |
| Policy | Requirement |
| Future Land Use Map | <p>Medium Density Residential (6-12 DU/Ac.): Land primarily used for a range of residential uses between six and twelve dwelling units per acre.</p> <p>Recreation and Open Space: Identify and protect identified areas. [Note: the property within this request has not been specifically identified].</p> <p>Suburban Tier: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.</p> |
| 2.2.2a | Suburban Tier Development Focus: Ensure that the Suburban Tier has sufficient land to accommodate anticipated population growth and its attendant demands for housing, employment, and goods and services, including opportunities for affordable housing and recreation. |
| 2.2.2b | Suburban Tier Land Uses: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial. |
| 2.3.1a | Contiguous Development: Support orderly development patterns that take advantage of the existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Urban Growth Area. |
| 2.3.2a | Infrastructure Capacity. Consider the impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. Measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation. |
| 7.1.6a and b | Development Review and the Natural Heritage Inventory. Review development proposals in relation to the Natural Heritage Inventory to preserve these sites and encourage new developments to avoid the site by using infill development, planned developments, cluster developments, conservation-by-design subdivisions, and other means. |
| 8.1.2j | Transportation Level of Service Maintenance: Not recommend approval for any zoning map change which would result in the average daily trips exceeding 110% of the adopted level of service standards for any adjacent road, unless the impact on the adjacent roads is mitigated. |
| 8.1.4c and d | Development Review and the Adopted Bicycle Plans: Review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards. |
| 11.1.1a | School Level of Service Standard: The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system's maximum permanent building capacity, measured on a system-wide basis for each type of facility. |
| 11.1.1b | Adequate Schools Facilities: Recommend denial of all Zoning map amendments that proposed to allow an increase in projected student generation over that of the existing zoning that would cause schools of any type to exceed the level of service. |
| <i>Long Range Bicycle Plan</i> | |
| Map 4-6 shows a proposed bicycle lane along Garrett Road as recommended condition. | |

| |
|--|
| <i>New Hope Corridor Open Space Master Plan</i> |
| The goal of the New Hope Corridor Open Space Master Plan is to “preserve an open space corridor linking the Eno River State Park, the New Hope Creek Corps lands... for aesthetic, environmental, educational, and recreational purposes, and as a means of shaping the urban form of the area.” |
| <i>Durham County Inventory of Important Natural Areas, Plants, and Wildlife</i> |
| This site is within the New Hope Creek Corridor and portions of the site are within the mapped New Hope Creek Bottomland Forest Natural Area. |

Attachments:

8. NCNHP Map
9. Applicant Biologic Opinion

Appendix F: Site Conditions and Context Supporting Information

| Table F. Site Context | | | |
|-----------------------|---|------------------|----------|
| | Existing Uses | Zoning Districts | Overlays |
| North | Single-family residential, place of worship | RS-20, OI(D) | N/A |
| East | Single-family residential, place of worship | RS-20 | N/A |
| South | Single-family residential, vacant, commercial | RS-20, PDR 5.800 | N/A |
| West | Vacant, open space | RS-20 | N/A |

Appendix G: Infrastructure Supporting Information

| Table G1. Road Impacts | |
|---|--------------|
| Garrett Road is the major road impacted by the proposed zoning change. There are no scheduled NCDOT roadway improvement projects in the area. | |
| Affected Segments | Garrett Road |
| Current Roadway Capacity (LOS D) (AADT) | 13,300 |
| Latest Traffic Volume (AADT) | 11,000 |
| Traffic Generated by Present Designation (average 24 hour)* | 971 |
| Traffic Generated by Proposed Designation (average 24 hour)** | 1,172 |
| Impact of Proposed Designation | +201 |

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012);

Garrett Road: 2-lane undivided city/county class II arterial with left-turn lanes

Source of Latest Traffic Volume: 2013 NCDOT Traffic Count Map

*Assumption (Max Use of Existing Zone) – 132 apartments and 5 single-family lots

**Assumption (Max Use of Proposed Zoning) – 173 apartments

Table G2. Transit Impacts

Transit service currently provided along Garrett Road adjacent to this site via DATA Route #10A.

Table G3. Utility Impacts

This site is served by City water and sewer.

Table G4. Drainage/Stormwater Impacts

The impacts of any change will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required at this time.

Table G5. School Impacts

The proposed zoning is estimated to generate 36 students if developed at the maximum residential capacity. This represents an increase of seven students over the existing zoning. Durham Public Schools serving the site are Creekside Elementary School, Githens Middle School, and Rogers-Herr High School.

| Students | Elementary School | Middle School | High School |
|--|-------------------|---------------|-------------|
| Current Building Capacity | 16,794 | 7,760 | 10,259 |
| Maximum Building Capacity (110% of Building Capacity) | 18,473 | 8,536 | 11,285 |
| 20th Day Attendance (2014-15 School Year) | 16,545 | 7,465 | 10,074 |
| Committed to Date (April 2012 – March 2015) | 123 | 51 | 13 |
| Available Capacity | 1,805 | 1,020 | 1,198 |
| Potential Students Generated – Current Zoning* | 17 | 6 | 6 |
| Potential Students Generated – Proposed Zoning** | 21 | 8 | 7 |
| Impact of Proposed Zoning | +4 | +2 | +1 |

*Assumption (Max Use of Existing Zone) – 132 apartments and 5 single-family lots

**Assumption (Max Use of Proposed Zoning) – 173 apartments

| Table G6. Water Supply Impacts | |
|---|------------|
| This site is estimated to generate a total of 19,895 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 3,940 GPD over the existing zoning district. | |
| Current Water Supply Capacity | 37.00 MGD |
| Present Usage | 21.52 MGD |
| Approved Zoning Map Changes (April 2012 – March 2015) | 0.31 MGD |
| Available Capacity | 15.17 MGD |
| Estimated Water Demand Under Present Zoning* | 15,955 GPD |
| Potential Water Demand Under Proposed Zoning** | 19,895 GPD |
| Potential Impact of Zoning Map Change | +3,940 |

Notes: MGD = Million gallons per day

*Assumption (Max Use of Existing Zone) – 132 apartments and 5 single-family lots

**Assumption (Max Use of Proposed Zoning) – 173 apartments

Appendix K: Summary of Planning Commission Meeting

Attachments:

10. Planning Commissioner's Written Comments
11. Ordinance Form
12. Consistency Statement